PARKING REQUIREMENTS: DEVELOPMENT STANDARDS, S-1: SETBACKS 10' X 20' AT DRIVEWAYS (EXISTING) 33' X 33' AT INTERSECTIONS (EXISTING) W VINEYARD RD. 1 SPACE PER VENDER BOOTH @ 25 = 25 SPACES MIN NORTH PROPERTY LINE PARKING PROVIDED ON SITE= 26 REGULAR SPACES WEST PROPERTY LINE ACCESSIBLE PARKING = 4 SPACES EAST PROPERTY LINE TOTAL ON SITE PARKING = 30 SPACES, 25 NEEDED

USE PERMIT TO ALLOW SALE STANDS FOR THE SALE OF

6AM TO 6PM DAILY

1200 WEST VINEYARD RD.

PHOENIX, AZ 85041

10,000 SQ FT

AUGUST 2ND, 2017

A USE PERMIT REQUIRED IF H.O. DIFFER.

PERMIT REQUIRED (APPROVED 9/28/17)

FARMERS MARKET SHALL NOT EXCEED

2. Sales stand or accessory buildings shall be located not nearer than fifty feet from any side or rear property line
The ADA accessible walkway will be constructed out and shall not be located nearer than forty feet from the of a stable, firm and slip resistant material from front property line. 3. The main building and all accessory buildings shall not is ADA compliant.

occupy more than twenty percent of the total area of the lot for all lots under two acres or not more than ten R.O.W. SIDEWALK percent of all lots two acres or over in total area.

40 FEET

50 FEET

50 FEET

50 FEET

4. No building shall exceed a height of two stories, not to will be made of concrete and shall be a minimum of exceed thirty feet. 5. Landscape coverage for parking lot must be at least 5% TOTAL PARKING LOT SIZE = 12,895 SQ FT

7 TREES @ 118 SQ FT OF SHADE PER TREE

826 SQ FT / 6.4% OF PARKING LOT SHADED

FARM, OR RANCH PRODUCTS ON THE PREMISES. USE SITE PLANNING: 1. THE SQUARE FOOTAGE OF THE SALES STANDS FOR THE Development and use of this site will conform with all

applicable codes and ordinances. This project is located in the City of Phoenix Water 2. GENERAL CONFORMANCE WITH THE SITE PLAN DATED Services Area and has been designated as having an assured water supply.

> 3. 1 foot candle max at all property lines abutting residential.

ADA ACCESSIBLE ROUTE SHADE CALCS & PAVING Total length of ADA accessible walkway: 476' 476' / 2 = 238' minimum shade necessary (50%) There is a total of **337**' of shaded ADA accessible walkway provided, which is greater than the

The sidewalk that is part of the street improvements 5' wide as noted on the site plan. PARKING LOT

General parking lot spaces will be no less than 9' 6" x 18' and accessible parking spaces will be no less than 11' x 18' with a 5' access aisle as noted on the site plan. Parking lot surface to be stabilized decomposed granite.

Vineyard Estates Stabilizer Solutions called "STALOK" Concentrate that VICINITY MAP

ONSITE WORK (PARKING LOT) DEVELOPMENT AREA EXISTING RIGHT OF WAY

ADJACENT WAYS LEGEND

OFFSITE WORK (STREET EXPANSION)

ASPHALT CONCRETE PAVING STABILIZED DECOMPOSED GRANITE 'MADISON GOLD' 1/4" MINUS SHADE CANOPY "STALOK" CONCENTRATE

SITE PLAN LEGEND

BROOM FINISH CONCRETE

CONCRETE SIDEWALK

ADA ACCESSIBLE STABILIZED PAVING WITH ACCESSIBLE ROUTE TO PUBLIC SIDEWALK EVERGREEN HEDGE FOR SCREENING — — — PROPERTY LINE OVERHEAD POWER LINES

FIRE LANE SIGN. ACCESSIBLE H.C. PARKING SIGN. FIRE HYDRANT. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. PAINTED DIRECTIONAL ARROW ON PAVING.

SITE PLAN GENERAL NOTES: A. Contractor shall remove all existing vegetation, site improvements, etc. whether or not specifically indicated on the drawings to facilitate the

completion of all required new work. Contractor shall visit the site and verify all quantities and items that are required to be removed prior to submittal of his proposal.

B. Slope all grades and pavement away from building(s) to provide positive drainage, unless noted otherwise.

C. Finish grade at sidewalks, buildings, etc., as required to provide smooth

transition to grade.

D. Angles indicated are 45 degrees unless noted otherwise. E. Construction debris shall be removed from the site on a continuing basis for

the duration of construction. Concrete walks shall have expansion joints at a maximum spacing of 20 feet OC and control joints at 5 feet OC, unless otherwise noted.

G. Perform all clearing, grubbing and earthwork in accordance with the

Geotechnical report, unless more restrictive requirements exist. H. Should slopes of greater than 1:20 (5%) occur at pavement locations, notify

architect immediately. I. All proposed imported fill material shall be tested by a qualified testing agency to verity that it meets all specification requirements, prior to placing

J. Dimensions are to outside face of stem walls/foundations unless noted

K. All areas disturbed by construction, staging, etc. shall be restored to their original condition by the General Contractor. General Contractor is responsible for documenting original condition.

L. All sidewalks at building entryways shall be "keyed" into building slab to prevent differential movement.



3003 n central ave sixteenth floor phoenix az 85012 mail@owp.com

602.257.1764 t 602.257.9029 f

www.owp.com $m \check{NOT}$ FOR $m \check{C}$ CONSTRUCTION

© 2017 this (hard copy or electronic) drawing is an instrument of service and the property the Orcutt|Winslow Partnership and shall remain their property. The design professional shall not be responsible for any alterations, modifications or additions made to this drawing by any party other than the design professional. Use of this drawing shall be limited to the original site for which it was prepared and publication thereof is expressly limited to such use, re-use or reproduction. Unless otherwise agreed in writing, design professional reserves all copyright or other proprietary interest in this drawing, and it may not be re-used for any other purpose without the design professional reserves all copyright or other proprietary interest in this drawing, and it may not be re-used for any other purpose without the design professional current professio Mindout the design professionals swritten consent. Publication by any method in whole of parts is prohibited without the written permission of the design professional. Any information obtained or conclusions derived from this drawing shall be at the user's sole risk

CLIENT CONTACT Nicolas de la Fuente 1201 N Galvin Parkway 4804818170

Phoenix, AZ 85008

REVISION NO.

PROJECT TEAM DRAWN BY PROJECT PHASE

construction documents SHEET CONTENTS adjacent ways color overlay

SHEET NO.

SFB